



**Don't Wait to Buy Real Estate,  
Buy Real Estate and Wait.**

For Sale: 169 FM 869, Pecos, TX 79772 | [www.investtexas.com](http://www.investtexas.com)



## Highlights

Located in Pecos, Texas with easy access to I-20, this large industrial facility offers 22,500 SF of shop and office space, including a 10-ton crane-ready main shop, dedicated paint shop, and 2,500 SF wash bay. With an on-site fuel station, full yard lighting, and ample parking and storage, this turnkey property is ideal for manufacturing, automotive, or industrial service operations.

**Sale Price:**

**\$3,000,000**

Lot Size:

19 Acres

Total Building Size:

22,500 SqFt

# Main Shop

## Amenities

10,000 sq ft (100'x100') shop area with 22' eve height

5,000 sq ft (50'x100') office space

10-ton crane ready

2,500 sq ft (25'x100') wash bay

(8) 16'x14' overhead doors

Fully equipped shop bathroom with shower and kitchen



# Office Space



Reception Area



Conference Room



8 Private Offices



Main Office has Bathroom + Shower



5,000 SqFt





## Paint Shop Features

- 5,000 sq ft (50'x100')
- 22' eve height
- (4) 12'x12' OH doors
- (2) 16'X16' OH doors

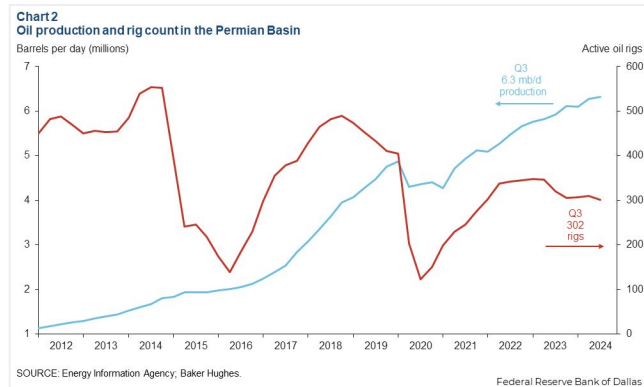
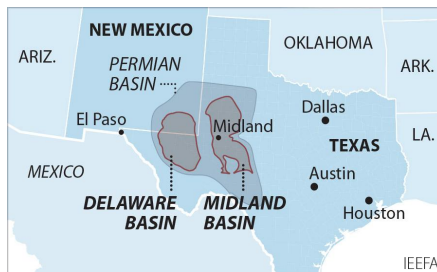
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## Additional Amenities

- On-site fuel station
- Full yard lighting for 24/7 operations
- Ample Parking
- Outdoor Storage



The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises three primary sub-regions: the Midland Basin, Delaware Basin, and Central Basin Platform.



*Oil production and rig count in the Permian Basin, 2012–2024.*

*Blue line = oil output (million barrels per day); Red line = active drilling rigs.*

*Production has hit record highs despite a lower rig count in recent years (source: [dallasfed.org](https://dallasfed.org))*

# Location Overview: Permian Basin

## Industry Trends



Production Growth: As of early 2025, the Permian Basin's oil production has reached approximately **6.2 million barrels per day (bpd)**, marking a 7.5% increase from the previous year (source: [YCharts](https://ycharts.com)).



Rig Count: The number of active drilling rigs in the basin stands at 291, a slight increase from earlier in the year but still down 4% compared to the same period last year (source: [Midland Reporter-Telegram](https://midlandreporter-telegram.com))



Investment Activity: Despite some market volatility, companies like U.S. Energy Development Corporation plan to invest up to \$1 billion in Permian projects throughout 2025, indicating **sustained confidence** in the region's potential (source: [Oil Gas Leads+IPR Newswire+1](https://oilgasleads.com))



## Creating Wealth Through Real Estate

Invest Texas Real Estate, LLC is a premier commercial brokerage dedicated to delivering tailored, client-focused solutions across investment, land, and commercial transactions, leveraging deep market expertise, innovative strategies, and a commitment to accountability, integrity, and long term relationships.

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**Investment**



**Land**



**Commercial**